

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

WEST WOLD FARMHOUSE LANGTON, MALTON, YO17 9QQ

A 4 Bedroom Farmhouse in rural location with wonderful views.



£1,375 PER MONTH

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

A 4 Bedroom Farmhouse in rural location with wonderful views. West wold Farm is located between Norton and the village of Langton. The property stands alone with lovely open fields surrounding it.

The accommodation briefly comprises, entrance hall, sitting room, dining room, dining kitchen, utility, four bedrooms, house bathroom.

Outside there is a sizeable garden which backs onto open fields with lovely views. There is parking for several vehicles to the front along with a garage.

General Information

Services: Mains electricity. Oil fired central heating.

Council Tax: The property has been assessed by Ryedale District Council as Band E.

Rent: £1300 per calendar month, payable monthly in advance by standing order.

Deposit: A deposit of one calendar months rent will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions (www.mydeposits.co.uk).

Outgoings: Tenants will be responsible for payment of oil, electricity, water and Council Tax, plus the cost of a telephone/internet connection (if required and if applicable).



Accommodation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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